

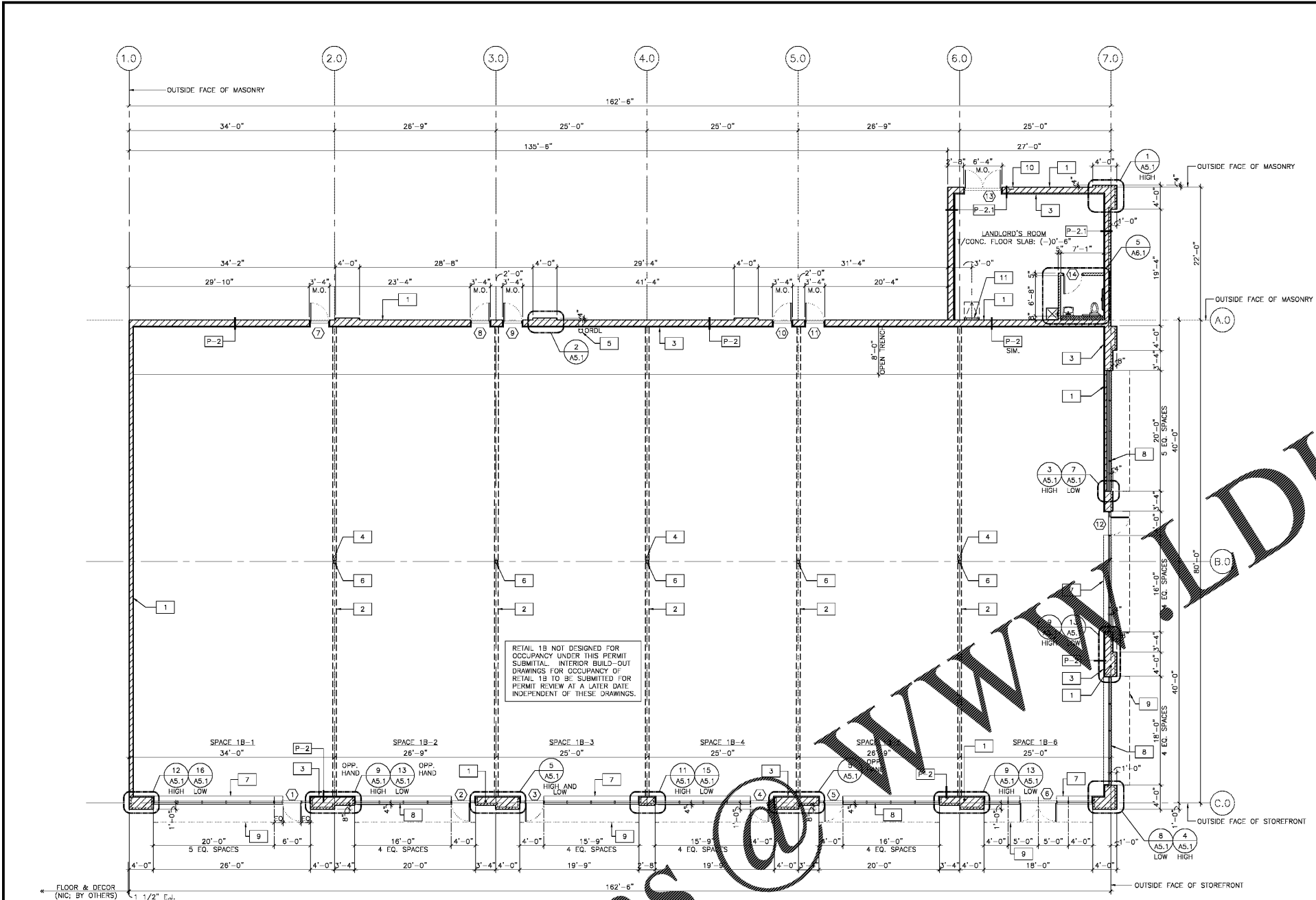


GENERAL NOTES

1. THESE DRAWINGS PREPARED FOR CONSTRUCTION OF SHELL BUILDING WORK FOR RETAIL 1B. DRAWINGS FOR CONSTRUCTION OF INTERIOR BUILD-OUT IMPROVEMENTS SHALL BE SUBMITTED FOR PERMIT REVIEW AT A LATER DATE, INDEPENDENT OF THESE DRAWINGS.
2. D.Z.A. ASSOCIATES, INC. AND ITS CONSULTANTS, SHALL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THESE ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
3. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM THOSE OUTLINED IN THESE DRAWINGS. NO DEVIATION FROM THESE DRAWINGS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER.
4. THE GENERAL CONTRACTOR SHALL MAINTAIN ALL NECESSARY INSURANCE COVERAGE TO INDEMNIFY THE OWNER, ARCHITECT AND AGENTS THEREOF FROM DAMAGES RESULTING FROM THE PERFORMANCE OF THE WORK. ADDITIONALLY, THE GENERAL CONTRACTOR IS REQUIRED TO ADD THE OWNER AND ARCHITECT AS ADDITIONAL INSURED UNDER ITS GENERAL LIABILITY POLICY(IES).
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS AND A CERTIFICATE OF OCCUPANCY/APPROVAL FOR THE WORK PERFORMED UNDER THIS PERMIT.
6. ALL WORK SHALL BE PERFORMED IN A FIRST-CLASS WORKMANLIKE MANNER AND SHALL BE IN GOOD, USEABLE CONDITION AT THE DATE OF COMPLETION. THE GENERAL CONTRACTOR SHALL REQUIRE ANY CONTRACTORS PERFORMING WORK TO GUARANTEE THE SAME TO BE FREE FROM ANY AND ALL DEFECTS IN WORKMANSHIP AND MATERIALS FOR (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE GENERAL CONTRACTOR SHALL ALSO REQUIRE ANY SUCH CONTRACTORS TO BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY WORK DONE OR FURNISHED BY OR THROUGH SUCH CONTRACTORS WHICH MAY BECOME DEFECTIVE WITHIN (1) YEAR AFTER SUBSTANTIAL COMPLETION OF WORK. THE CORRECTION OF SUCH WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, REPAIRS, CONNECTION WITH SUCH REMOVAL, REPLACEMENT OR REPAIR OF ANY PART OF THE WORK WHICH MAY BE DAMAGED OR DISTURBED THEREBY.
7. LOCATIONS AND QUANTITIES OF EXISTING CONSTRUCTION ELEMENTS ARE APPROXIMATE. THE GENERAL CONTRACTOR SHALL VERIFY ACTUAL CONDITIONS IN FIELD PRIOR TO SUBMITTING BID. (NOT APPLICABLE)
8. ALL CONTRACTORS SHALL BE LICENSED AND BONDED TO PERFORM WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. ALL CONTRACTORS SHALL VERIFY SPECIFIC REQUIREMENTS WITH THE LOCAL AUTHORITIES PRIOR TO SUBMITTING BID.
9. WORK SHALL COMPLY WITH ALL GOVERNING FEDERAL, STATE, AND LOCAL LAWS, STATUTES, ORDINANCES AND REGULATORY CODES.
10. ANY PROPOSED MODIFICATIONS TO THESE DRAWINGS SHALL BE SUBMITTED IN WRITING BY THE GENERAL CONTRACTOR AND REVIEWED BY THE OWNER AND ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. ONCE CONSTRUCTION HAS BEGUN, PROPOSED FIELD MODIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL AND BEING INCORPORATED INTO THE WORK.
11. THE ARRANGEMENT OF DRAWINGS SHALL BE UNDER GENERAL CONTRACTOR IN DIVIDING THE WORK AMONG SUB-CONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.
12. SEVERAL BUSINESSES OCCUPY THE PROJECT. ALL CONTRACTORS SHALL CONDUCT WORK IN MANNER THAT WILL MINIMIZE DISRUPTION TO BUSINESS OPERATIONS.
13. THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT THE PUBLIC FROM INTRUSION DURING CONSTRUCTION.
14. THE GENERAL CONTRACTOR SHALL PROVIDE BY-PASS CONNECTIONS AS NECESSARY TO MAINTAIN CONTINUITY OF SERVICES TO THE OTHER AREAS OF THE PROJECT. THE GENERAL CONTRACTOR SHALL PROVIDE A MINIMUM OF 72 HOURS ADVANCE NOTICE TO THE OWNER, TENANTS AND NEARBY OWNERS IF SHUT-DOWN OF SERVICES IS NECESSARY.
15. THE GENERAL CONTRACTOR SHALL PROTECT FROM DAMAGE, EXISTING WORK THAT IS TO REMAIN AND SHALL REPAIR DAMAGES CAUSED TO EXISTING FACILITIES.
16. THE GENERAL CONTRACTOR SHALL CONDUCT WORK IN A MANNER TO ASSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED FACILITIES. THE CONTRACTORS SHALL NOT CLOSE, BLOCK OR OTHERWISE OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM THE LANDLORD/OWNER OR AUTHORITIES HAVING JURISDICTION.
17. THE CONTRACTORS SHALL NOT SCALE DRAWINGS. ANY DIMENSIONAL CLARIFICATION SHALL BE MADE BY THE ARCHITECT UPON WRITTEN NOTIFICATION FROM THE GENERAL CONTRACTOR.
18. ALL BIDDING CONTRACTORS SHALL VISIT THE 'PROJECT' TO REVIEW EXISTING CONDITIONS AND SCOPE OF WORK PRIOR TO SUBMITTING BIDS.
19. ALL CONTRACTORS SHALL PROVIDE ALL MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION AND LABOR REQUIRED TO COMPLETE THE WORK INDICATED IN THE CONSTRUCTION DOCUMENTS.
20. THE LANDLORD/OWNER, ARCHITECT AND AGENTS THEREOF ASSUME NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF ANY MATERIALS, INCLUDING ASBESTOS AND PCB'S. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF SUCH MATERIALS ARE DISCOVERED. (NOT APPLICABLE)
21. IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, THE GENERAL CONTRACTOR SHALL IMMEDIATELY INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF THE CONFLICT, AND, SUBMIT A REPORT TO THE OWNER AND ARCHITECT FOR REVIEW AND DIRECTION PRIOR TO CONTINUING WITH THE WORK.
22. ALL CONTRACTORS SHALL REFER TO CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL DRAWINGS FOR ADDITIONAL NEW WORK REQUIREMENTS.
23. THE DRAWINGS ARE COMPLEMENTARY; WHAT IS REQUIRED BY ONE, SHALL BE BINDING AS IF REQUIRED BY ALL.
24. UPON COMPLETION OF THE WORK, ALL CONTRACTORS SHALL REMOVE TOOLS, EQUIPMENT AND CONSTRUCTION DEBRIS FROM THE BUILDING AND SITE. PROJECT AREA, INTERIOR AND EXTERIOR, TO BE LEFT BROOM CLEAN.

CODE DATA

- APPLICABLE CODES:
 - 2018 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS (2020)
 - 2018 INTERNATIONAL FIRE CODE WITH GEORGIA AMENDMENTS (2020)
 - 2018 INTERNATIONAL PLUMBING CODE WITH GEORGIA AMENDMENTS (2020)
 - 2018 INTERNATIONAL MECHANICAL CODE WITH GEORGIA AMENDMENTS (2020)
 - 2017 NATIONAL ELECTRICAL CODE (NO GEORGIA AMENDMENTS)
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
 - 2010 ADA GUIDELINES
 - CHAPTER 120-3-3; RULES AND REGULATIONS FOR STATE MINIMUM FIRE SAFETY STANDARDS
 - 2018 NFPA 101-LIFE SAFETY CODE.
- OCCUPANCY CLASSIFICATION:
 - USE GROUP: M - MERCANTILE
- CONSTRUCTION TYPE CLASSIFICATION:
 - TYPE IIB; NON COMBUSTIBLE (UNLIMITED AREA)
- DOOR OPERATION (IBC SECTION 1008.1.9):
 - ALL MEANS OF EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1016.2 AND NFPA 101):
 - TRAVEL DISTANCE WITH SPRINKLER SYSTEM = 300'
- FIRE PROTECTION AND ALARMS:
 - RETAIL 1B SHALL INCLUDE A FIRE PROTECTION AND FIRE ALARM SYSTEM. THE FACP SHALL BE LOCATED IN THE LANDLORD'S ROOM.
- FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS (TABLE 601):
 - PRIMARY STRUCTURAL FRAME - 0 HR.
 - BEARING WALLS - EXTERIOR: 0 HR. (NOT LESS THAN RATING BASED ON FIRE SEPARATION DISTANCE (TABLE 602); FIRE SEPARATION DISTANCE FOR ANCHOR 2B AND RETAIL 2C GREATER THAN 30'.
 - ROOF CONSTRUCTION - 0 HR.



1 FLOOR PLAN
 1/8" = 1'-0" 1/4" CONC. FLOOR SLAB: ARCHITECTURAL DATUM: 0'-0" CIVIL DATUM: 869.00'

KEYNOTES

- 1 MASONRY WALL CONSTRUCTION.
- 2 FUTURE TENANT SEPARATION PARTITION; SHOWN FOR REFERENCE ONLY.
- 3 FURRED WALL CONSTRUCTION. SEE PARTITION TYPES ON SHEET A5.1 FOR ADDITIONAL INFORMATION.
- 4 ROOF DRAIN LEADER. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- 5 OVERFLOW/EMERGENCY ROOF DRAIN LEADER. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- 6 STEEL TUBE COLUMN.
- 7 GYP. BD. SILL AT MASONRY KNEEWALL.
- 8 GLASS IN PREFINISHED, THERMALLY BROKEN ALUMINUM WINDOW FRAMING SYSTEM. SEE A2.1 FOR GLASS TYPES.
- 9 LINE OF AWNING ABOVE.
- 10 RECESSED KNOX-BOX. VERIFY MODEL NUMBER, LOCATION AND INSTALLATION HEIGHT WITH LOCAL AUTHORITIES.
- 11 20" WIDE ROOF ACCESS LADDER. SEE SHEET A3.1 FOR ADDITIONAL INFORMATION.

CONCRETE SLAB/ PAD DESIGNS

- FLOOR SLAB
 - 4", 4,000 PSI CONCRETE WITH 6x6 W1.4 x W1.4 WWF ON 10 MIL VAPOR BARRIER ON COMPACTED GRANULAR BASE. LAP VAPOR BARRIER JOINTS 6" MIN. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND CONTROL JOINT PATTERN.
- SIDEWALK
 - 5", 5,000 PSI, AIR-ENTRAINED CONCRETE WITH 6x6 W2.1 X W2.1 WWF ON 6" MINIMUM COMPACTED GRANULAR BASE. PROVIDE TOoled CONTROL JOINTS.
- TRANSFORMER PAD
 - 6", 4,000 PSI CONCRETE WITH HEAVY BROOM FINISH WITH #3 BARS AT 6" O.C. (EACH WAY). VERIFY DESIGN REQUIREMENTS WITH UTILITY COMPANY.
- DUMPSTER PAD AND APRON
 - 8", 4,000 PSI AIR-ENTRAINED CONCRETE WITH HEAVY BROOM FINISH WITH 6x6 W2.9xW2.9 WWF.

EXIT ANALYSIS

RETAIL 1B SHALL BE SUBDIVIDED FOR OCCUPANCY BY MULTIPLE TENANTS. EXIT ANALYSIS SHALL BE INCLUDED WITH DRAWINGS FOR EACH TENANT SPACE AND SHALL BE SUBMITTED FOR PERMIT REVIEW AT A LATER DATE, INDEPENDENT OF THESE SHELL BUILDING DRAWINGS.

PLUMBING FIXTURE ANALYSIS

RETAIL 1B SHALL BE SUBDIVIDED FOR OCCUPANCY BY MULTIPLE TENANTS. PLUMBING FIXTURE ANALYSIS SHALL BE INCLUDED WITH DRAWINGS FOR EACH TENANT SPACE AND SHALL BE SUBMITTED FOR PERMIT REVIEW AT A LATER DATE, INDEPENDENT OF THESE SHELL BUILDING DRAWINGS.

DESIGN/ BUILD WORK

THE FIRE PROTECTION AND FIRE ALARM WORK FOR RETAIL 1B (I.E. DETECTION, NOTIFICATION AND MONITORING) IS DESIGN / BUILD BY THE GENERAL CONTRACTOR. RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO, DESIGN AND INSTALLATION OF THE SYSTEMS IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES AND LAWS. GENERAL CONTRACTOR TO VERIFY REQUIREMENTS WITH LOCAL AUTHORITIES.

ENERGY CONSERVATION CODE - BUILDING ENVELOPE

THE BUILDING THERMAL ENVELOPE DESIGN WAS COMPLETED USING THE PRESCRIPTIVE METHOD, TABLE C402.1.3, C402.1.4 AND TABLE C402.4 FOR CLIMATE ZONE 3.

■ TABLES C402.1.3 AND C402.1.4

- ROOFS:
 - INSULATION ENTIRELY ABOVE DECK: R-25 c.i.
- WALLS ABOVE GRADE:
 - MASS: R-7.6 c.i.
 - METAL FRAMED: R-13 AND R-6.5 c.i.
- SLAB-ON-GRADE FLOORS:
 - UNHEATED SLABS: - NR
- OPAQUE DOORS:
 - SWINGING: U-0.61 (R-1.64)

TABLE C402.4

BUILDING ENVELOPE REQUIREMENTS: FENESTRATION

- U-FACTOR
 - FIXED FENESTRATION: 0.46 (R-2.17); PROVIDED: U-0.31 (R-3.22)
 - ENTRANCE DOORS: 0.77 (R-1.27); PROVIDED: U-0.31 (R-3.22)
- SHGC: 0.26
 - FOR S,E AND W ORIENTATION: 0.30 (0.2 ≤ PF < 0.5)
 - FOR N ORIENTATION: 0.37 (0.2 ≤ PF < 0.5)



RETAIL 1B

CONYERS, GEORGIA

FLOOR PLAN, GENERAL NOTES AND KEYNOTES

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| Date: | 10/16/20 | Drawn: | L.P. | Sheet No.: | A1.1 |
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